

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 18 MARCH 2019



Chairperson: Alderman K. Johnston

Hour: 5.00 p.m.

Present: Aldermen K. Johnston, M. Stevenson, J. Dunsby, K. Sims and B. Thomas.

In attendance: Ms. S. Fox (Director Development & Customer Services), Mr. P. Garnsey (Manager Development & Environment), Ms. V. Tomlin (Senior Statutory Planner), Ms. S. Jeffreys (Planning Officer) and Ms. B. Narksut (Development Engineer).

1. PLANNING AUTHORITY DECLARATION

The Chairperson stated that the Glenorchy Planning Authority intended to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*.

2. APOLOGIES

None.

3. PECUNIARY INTERESTS

None

4. CONFIRMATION OF MINUTES

Resolution:

THOMAS/SIMS

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 18 February 2019 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Stevenson, Dunsby, Sims and Thomas

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (3) - 12A MCLEAN COURT ROSETTA

File Reference: 3077118

REPORT SUMMARY:

Application No.:	PLN-18-084
Applicant:	Quality Home Design
Owner:	A L Graham
Zone:	General Residential
Use Class	Residential (Multiple Dwellings)
Application Status:	Discretionary
Discretions:	10.4.2 P3 Setbacks and building envelopes for all dwellings 10.4.3 P2 Site coverage and private open space for all dwellings
	(The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	19 Mar 2019
Existing Land Use:	Vacant
Proposal In Brief:	Multiple Dwellings (3)
Representations:	4
Recommendation:	Approval, subject to conditions

Resolution:

STEVENSON/THOMAS

That a permit be granted for the proposed use and development of Multiple Dwellings (at 12A Mclean Court Rosetta, subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-084 and Drawing No. P2 submitted on 04/02/19, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2018/00939-GCC, 13/02/2018, form part of this permit.
3. The decks of Unit 1 and Unit 2 must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%. The screens must be installed prior to a certificate of occupancy and must remain for the duration of the approved use to the satisfaction of Council's Senior Statutory Planner.
4. Bushfire hazard management must be contained within the boundaries of the property.

Engineering

5. Prior to the issuing of a Building Approval or the commencement of works on site, (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties. The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

Advice: For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Primary Industries, Parks Waters and Environment. These are available from Council or online at www.derwentestuary.org.au

6. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
7. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains must be undertaken by Council at the developer's cost.
8. The design and construction of the parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following-:
 - (a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 25%;
 - (b) Six (6) car parking spaces must be provided in accordance with the approved plan, clearly line-marked and kept available for these purposes at all times;
 - (c) Vertical alignment must include transition curves (or straight sections) to the Australian Standard, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
 - (d) All runoff from paved and driveway areas must be discharged into Council's stormwater system, drainage design must be provided;
 - (e) Passing bays must be provided;
 - (f) The gradient of any parking areas must not exceed 5%; and
 - (g) Minimum carriageway width is to be no less than 3.0 metres.All works required by this condition must be installed prior to the occupancy of the dwelling.
9. Barrier compliant with the Australian Standard AS 1170.1 must be installed to prevent vehicles running off the edge of a carriageway, raised platform or deck where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit. All works required by this condition must be installed prior to the occupancy of the dwelling.

10. The stormwater detention for a 1 in 20-year ARI storm event must be provided on site. Any system proposed to retain the required runoff storage volume must be detailed in an engineering design lodged and approved as part of the plumbing application, and to be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor.

Advice to Applicant

This advice does not form part of the permit but is provided for the information of the applicant.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the Building Act 2016 are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 62166800.

Other Services

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit www.dialbeforeyoudig.com.au for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

Bushfire Hazard Management

Please be aware that a Bushfire Hazard Assessment recommends safety features and the implementation of a bushfire management plan to achieve a BAL-29. The assessment is by Cova dated 18/10/18 and should be submitted with any Building Permit Application.

Waste Management

Waste Services to the multiple dwelling development would be Council's standard bin service collected fortnightly.

- The Council's Standard Bin Service includes one (1) x 140L wheelie bin for Waste and one (1) x 240L wheelie bin for recycling to each of the dwelling, collected fortnightly.

- Please note that this property would have a total of six (6) bins, three (3) Waste bins and three (3) Recycling Bins.
- This property has an existing kerbside/nature strip area for placement of the bins therefore the dwellings would have their own individual bins.
- All bins are to be placed on the kerbside for collection.
- Council's Waste Management Contractor collection trucks will not enter the property to collect and empty the wheelie bins.

The motion was put.

FOR: Aldermen Johnston, Stevenson, Dunsby and Thomas

AGAINST: Alderman Sims

The motion was CARRIED.

Reason for Decision

After seeking to further the objectives of the Land Use Planning and Approvals Act 1993; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to **grant a permit** for the reasons set out in the officer's report.

6. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (2) - 167 TOLOSA STREET GLENORCHY

File Reference: 5398660

REPORT SUMMARY:

Application No.:	PLN-18-275
Applicant:	Easy Way Homes
Owner:	Z Jakubowski
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.2 Setbacks and building envelopes for all dwellings (P3); 10.4.3 Site coverage and private open space for all dwellings (P2); 10.4.4 Sunlight and overshadowing of all dwellings (P1); 10.4.6 Privacy for all dwellings (P1, P2 and P3) (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	20 March 2019
Existing Land Use:	Vacant land
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

STEVENSON/THOMAS

That a permit be granted for the proposed use and development of Multiple Dwellings (2) at 167 Tolosa Street Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-275 and Drawing No. P2 submitted on 22 February 2019, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2018/01804-GCC, dated 18 November 2018, form part of this permit.
3. A 1.7m high obscure glass privacy screen must be fitted to the landing(s) and deck(s) that have a finished floor level greater than 1m above natural ground level. This screening must be fitted prior to the issue of the certificate of occupancy and must remain in place for the duration of the use as approved.

Engineering

4. Prior to the issuing of a Building Approval or the commencement of works on site (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected; and be maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties. The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

Advice: For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Primary Industries, Parks Waters and Environment. These are available from Council or online at www.derwentestuary.org.au

5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.

6. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains must be undertaken by Council at the developer's cost.
7. A new stormwater connection via Tolosa Street to the property boundary must be provided by Council to an equivalent 150mm connection to Council's main at the developer's cost. The developer is required to contact Council's Development Engineer to organise for Council to provide a quote to perform the stormwater connection works prior to the issuing of a Building Approval or the commencement of works on site (whichever occurs first).
8. The design and construction of the parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer, prior to the commencement of works on site. The proposed driveway and parking must comply with the following-:
 - a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 20%;
 - b) Four (4) clearly marked car parking spaces (two spaces for each dwelling) must be provided in accordance with the approved plan and kept available for these purposes at all times;
 - c) The turning bay between the two dwellings must be clearly line-marked and kept available for these purposes at all times;
 - d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - e) The gradient of any parking areas must not exceed 5%; and
 - f) Minimum carriageway width is to be no less than 3.0 metres.

All works required by this condition must be installed prior to the occupancy of the dwellings.

9. The Stormwater detention for a 1 in 20-year ARI storm event must be provided on site. Any system proposed to retain the required runoff storage volume must be detailed in an engineering design approved as part of the plumbing application, and to be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor.

Advice to Applicant

This advice does not form part of the permit but is provided for the information of the applicant.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 62166800.

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit www.dialbeforeyoudig.com.au for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

The motion was put.

FOR: Aldermen Johnston, Stevenson, Dunsby, Sims and Thomas

AGAINST:

The motion was CARRIED.

Reason for Decision

After seeking to further the objectives of the Land Use Planning and Approvals Act 1993; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides **to grant a permit** for the reasons set out in the officer's report, except that: **condition 3 was amended as follows.**

A 1.7m high obscure glass privacy screen must be fitted to the landing(s) and deck(s) that have a finished floor level greater than 1m above natural ground level. This screening must be fitted prior to the issue of the certificate of occupancy and must remain in place for the duration of the use as approved..

Alderman Johnston left the meeting at 6.05 pm.

Deputy Mayor Ald Stevenson took the chair

7. PROPOSED USE AND DEVELOPMENT - ALTERATIONS AND EXTENSIONS TO BOOT FACTORY (MANUFACTURING AND PROCESSING) - 18-20 CHESTERMAN STREET MOONAH AND 88 GORMANSTON ROAD MOONAH

File Reference: 7433984

REPORT SUMMARY:

Application No.:	PLN-18-314
Applicant:	Xsquared Architects Pty Ltd
Owner:	H A Cuthbertson Holdings P/L
Zone:	Light Industrial Zone
Use Class	Manufacturing and processing
Application Status:	Discretionary
Discretions:	24.4.3 P1 Design E2.5 P1 Use Standards (Potentially Contaminated Land Code) E2.6.2 P1 Excavation (Potentially Contaminated Land Code) E6.6.1 P1 Number of Car Parking Spaces E17.7.1 P1 Standards for Signs (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No

42 Days Expires:	25 Mar 2019
Existing Land Use:	Limited Impact Industry
Proposal In Brief:	Alterations and extensions to boot factory (manufacturing and processing)
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/SIMS

That a permit be granted for the proposed use and development of Alterations and extensions to boot factory (manufacturing and processing) at 18-20 Chesterman Street Moonah and 88 Gormanston Road Moonah subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-314 and Drawing No. P1 submitted on 03/12/18 (pages 1, 4, 6, 7 and 8) and Drawing No. P2 submitted on 12/02/19 (pages 1, 2 and 3), and Drawing No. P3 submitted on 21/02/12, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA2019/00194-GCC, dated 19/02/19, form part of this permit.
3. Noise emissions measured at the boundary of a residential zone must not exceed the following:
 - (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;
 - (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;
 - (c) 65dB(A) (LAmax) at any time.

Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.

Noise levels are to be averaged over a 15 minute time interval.

4. Mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar must be screened from view from the street and other public spaces.

Engineering

5. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system. All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.

Advice: For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Primary Industries, Parks Waters and Environment. These are available from Council or online at www.derwentestuary.org.au

6. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
7. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains must be undertaken by Council at the developer's cost.
8. The developer is required to contact Council to provide a quote to perform the proposed 150mm stormwater connection works prior to the issuing of a Building Permit Approval or the commencement of works on site.
9. The design and construction of the parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer, prior to the commencement of works on site. The proposed driveway and parking must comply with the following:-
 - (a) Be constructed to a sealed finish;
 - (b) Twelve (12) clearly marked car parking spaces via Chesterman Street must be provided in accordance with the approved plan and kept available for these purposes at all times;

- (c) Of the required number of car parking spaces, one (1) car parking space must be provided for the exclusive use of people with disabilities, clearly marked and kept available for these purposes at all times;
- (d) Three (3) bicycle spaces must be provided;
- (e) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- (f) Be clearly line-marked or physically separated to each space in accordance with the approved plan;
- (g) Landscaping of parking and circulation areas must be provided and must be no less than 5 percent of the area of the car park;
- (h) Car parking lighting must be provided to AS 1158.3.1;
- (i) The gradient of any parking areas must not exceed 5%; and
- (j) Minimum carriageway width is to be no less than 3.0 metres.

All works required by this condition must be installed prior to the occupancy of the dwelling.

Hydraulics Engineer

10. Stormwater detention for a 1 in 50 year ARI storm event must be provided on site. Any system proposed to retain the required runoff storage volume must be detailed in an engineering design lodged and approved as part of the plumbing application, and to be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor.
11. The development must incorporate water sustainable urban design (WSUD) elements, as detailed in the submitted Stormwater Management Report. The elements are required to achieve the designed pollutant removal rates and must be implemented prior to the issue of the certificate of occupancy.
12. Prior to the commencement of works, a WSUD Maintenance Scheme must be submitted, to the satisfaction of Council's Manager Infrastructure, Engineering and Design, defining the maintenance method and frequency for each WSUD elements incorporated in the treatment train. The future body corporate managing the site shall comply with the WSUD Maintenance Scheme once it is approved by the Council, and any changes to this Scheme must first be approved by Council.
13. Internal stormwater infrastructure must be designed to accommodate a 2% AEP storm event. The system proposed must be detailed in an engineering design approved as part of the plumbing application, and is to be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor.

Advice to Applicant

This advice does not form part of the permit but is provided for the information of the applicant.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 62166800.

Easement

Please be advised that Section 73 of the *Building Act 2016* and Section 13 of the *Urban Drainage Act 2013*, state that a person must not cause or permit any prescribed structure to be built on, or any filling to be placed on or removed from land over an existing easement or within one metre from the edge of an existing stormwater system measured horizontally, unless the owner/developer obtains written consent from the General Manager of the Council.

You are advised that this consent needs to be obtained separately and could create issues with subsequent issuing of building approvals if not granted.

Potential soil contamination

All excavated material needs to be sampled by a suitably qualified environmental consultant and compared against the Environmental Protection Authority (EPA) Tasmania Information Bulletin No. 105 (IB105) soil classification (Table 2). Soil containing contaminant concentrations above level 1 (fill material) maximums and below level 2 (low level contaminated soil) maximums will require an approval for the disposal of Low Level Contaminated Soil. This approval will need to be sought from both the landfill operator and the EPA. This application will need to address Section 5 of the EPA IB105.

The motion was put.

FOR: Aldermen Stevenson, Dunsby, Sims and Thomas

AGAINST:

The motion was CARRIED.

Reason for Decision

After seeking to further the objectives of the Land Use Planning and Approvals Act 1993; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to **grant a permit** for the reasons set out in the officer's report.

The meeting closed at 6.17 p.m.

Confirmed,

CHAIRMAN